

**Community Preservation Committee
Meeting Minutes
January 31, 2018
7:00PM**

Town Hall Annex. Second Floor Conference Room

In attendance were: Andrew Bengtson
Eric Helmuth
Leslie Mayer
JoAnn Robinson
Ann Woodward

Not in attendance: Eugene Benson
Richard Murray
Chuck Tirone
Jim Feeney, Assistant Town Manager

Also in attendance: Amy Fidalgo, Management Analyst
Joseph Curro, Selectmen Chair
Clarissa Rowe, Selectmen
Dean Carman, Treasurer
George Parsons, Jason Russell House
Stuart Bronson, Arlington Historical Society
Paul Fennelly, Arlington Historical Society
Michael Ruderman
Bob Tanner, Schwamb Mill Trust
Doreen Stevens, Schwamb Mill Trust

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1. Eric Helmuth opened the meeting at 7:10pm.
 2. Arlington Historical Society, Restoration of the Jason Russell House: George Parsons provided a copy of the budget for the Restoration of the Jason Russell House project. He reviewed how the FY19 appropriation has been spent to date, which includes: drainage upgrades, new gutters, tree work, foundation repointing and sill replacement, and internal bracing. Everything has been completed except the restorative painting, which will occur in the spring. George Parsons reviewed the FY19 funding request which would cover the cost of framing, window restoration, and restorative painting. There is 20% contingency included in the budget.

Andrew Bentson commented that the report provided to the Committee was very helpful. JoAnn Robinson recommended this report get published online. Leslie Mayer asked if the caretaker's cottage is covered under the historical restrictions for this property. George Parsons confirmed that the historic preservation restriction has been registered with the state and it covers all properties at this location. Leslie Mayer asked for more information on the architectural inspection listed in the application. George Parsons said this was recommended in the condition assessment plan; once a year the house gets reevaluated to make sure that nothing else needs attention. The architect performing this work would have experience with historic preservation. The Committee discussed whether this would be an annual maintenance cost, and therefore not covered by CPA funding. Joseph Curro commented that the proposed

elements of the second phase of this process build nicely on the first phase.

3. Preservation of Exterior Envelope at the Old Schwamb Mill: Bob Tanner and Doreen Stevens updated the Committee about the positive feedback they have received from the initial FY18 funded portion of this project. Bob Tanner reviewed that the FY18 CPA funds were spent on roof repairs, trim, and gutter work. About \$17k in private donations were collected in order to make additional repairs to the dry house structure which is located next to the barn. Bob Tanner reviewed the scope of work covered by the FY19 funding request, including window repairs, clapboards, woodwork, and limited masonry work. The Committee discussed that this project should have more contingency built into the budget.

Eric Helmuth asked if the applicants plan on coming back in future funding cycles to request funding for future phases of this project. Bob Tanner said the applicants have looked carefully at the potential work to come in future years. He feels confident that there is not any substantial work left after the exterior envelope is preserved. Andrew Bengtson said that the barn and the dry house look terrific. Ann Woodward said it is exciting to see community use of the mill and the land, and asked how long it would take to do the work being described for this second phase. Bob Tanner said it should take about three months. Leslie Mayer asked about the level of architectural and engineering oversight that would be included in this project. Bob Tanner said he would work with a preservation architect to determine the scope of work that is appropriate for each element of the application. JoAnn Robinson requested that a schedule of work be provided to the Committee. JoAnn Robinson thanked Bob Tanner for providing a preservation restriction for the property, as previously requested. The Committee advised Bob Tanner and Doreen Stevens that the total contingency for this project needs to be increased to 20%, rather than 10%. JoAnn Robinson said that a presentation should be made to the Historical Commission early in the spring.

4. Housing Corporation of Arlington, Downing Square/ Broadway Initiative: Pam Hallett provided an overview of the 48 unit project on two different sites located at 19R Park Ave and at the corner of Lowell Street and Park Avenue. Pam Hallett said that at both locations there will be a combination of units, commercial space, and possibly a small café. The project is estimated to cost \$19m total, with various federal, state and town funding sources. Pam Hallett said that if HCA received state funding, they plan on breaking ground in spring 2019. All permits are in place, including special use permits for both sites, and the Conservation Commission approved the work in December. The Committee discussed how the funding should be split between the projects. Pam Hallett suggested that the funding is spread between construction costs for both projects, so CPA funds can contribute to both. Pam Hallett discussed with the Committee the selection process for affordable housing lotteries, and the relationship HCA has with the VA.

JoAnn Robinson moved to adjourn at 9:00pm. Andrew Bengtson seconded. All voted in favor.